

ALLFORD HALL MONAGHAN MORRIS

Allford Hall Monaghan Morris Ltd
Architects
Morelands
5 - 23 Old Street
London EC1V 9HL

T +44 (0) 20 7251 5261
F +44 (0) 20 7251 5123
info@ahmm.co.uk
www.ahmm.co.uk

Project **14207 Google Pancras Square Phase 2**
Subject **Planning Statement**
Date **9 September 2015**
Pages
CC **CC**

Google Pancras Square Phase 2 Planning Statement

Introduction

Since the granting of Planning consent for the inclusion of additional air intake and extract louvres to the base building at 6 Pancras Square late in 2014, our client Google UK, have secured the tenancy of the remaining B1 office accommodation within the rest of the building.
This new tenancy agreement more than doubles the internal area of Googles demise and provides a great opportunity for them to plan the building in the most efficient manner.

Because of the late acquisition of the lower floors, the works on site have been divided into two phases. The main office floors within their 2014 tenancy agreement consists of part of level 5 and the whole of levels 6, 7, 8, 9 and 10. They also had space on the upper ground floor, mezzanine basement and basement floors. These floors will now constitute the phase 1 works with a few exceptions. Level 5 has been moved to the second phase, but the new top floor, level 11 has been added to phase 1.

As we recorded in our Planning Statement of 9 October 2014, when making application for the new louvres, Google have well defined working practices and standards based around the health and wellbeing of their employees. Working in a developing industry they also require flexibility in their working practices. These two requirements place a heavy demand on the mechanical services of the buildings they occupy and far exceed the minimum recommendations of the British Council for Offices, whose guidance has been used for the design of the base building.

High volumes of fresh air combined with improved levels of filtration to achieve the required internal air quality, combined with the flexibility to concentrate employees for particular functions make the provision of fresh air in the base building inadequate for Googles purposes. Therefore, to achieve the required provision, we must increase the intake of fresh air.

Proposal

Like the phase 1 works detailed in the Planning Application of 2014, our proposal to increase the quantity of fresh air into the building is to install additional intake and extract louvres through the external façade. The demand for additional air has been anticipated by the base building designers and louvres have been provided in some locations. However, this provision is insufficient for our purposes and must be increased in size and number to facilitate Google’s functionality.

In order to minimise the visual impact, the existing intake louvres are located in the reveals of recesses that articulate the façade. In keeping with this principle of minimal intervention, our proposal is to locate the new louvres in the same reveals.

The reveals are solid elements of the façade, clad in dark bronze aluminium. The new louvres will match the unobtrusive design of the existing elements and are illustrated on the drawings that accompany this application.

An exception to this principle occurs on level 1. This is one of the largest floors in the building and the closest floor to the entrance and reception. For this reason Google intend this floor to provide staff welfare facilities that will include a gym and café for the use of all the employees.

This floor will only be accessible to Google employees and accompanied guests; there will be no public access. Also on the first floor will be a meeting room suite and a user experience laboratory. This facility is for Googlers to meet and interact with visitors without the need to take them onto the business floors with the additional security that requires.

Because of the particular functions on this floor there is a requirement for two additional air handling plant rooms at this level, one large room at the north end and a smaller room at the south. The large plant room in the north houses two air handling units, one for the gym exercise studios and one large Ecology unit to supply fresh, conditioned air to the Anchor Café and to scrub the return air clean before discharging to atmosphere. The high demand from these spaces and the capacity of these machines will prevent sufficient fresh air intake from the louvres proposed for the typical locations in the façade recesses. Because of the large area required, we propose to replace the three windows in the façade of the plant room with storm proof insulated intake louvres. The extract from this equipment is ducted to the floor below where there is an existing base building louvre above the entrance to the service ramp. We propose to extend this louvre to wrap around the corner to discharge on the north façade.

The south plant room contains an air handling unit that conditions the air for the gym changing rooms and the movement studio. Like the plant room in the north, this air handling unit cannot be serviced through the typical façade location. Additionally, because this location is directly above the base building's extract louvres, the louvres for this plant room must be located on the floor above the plant room (level 2) to maintain the required separation between intake and extract louvres. Like the north end we propose to replace three windows with storm proof insulated louvres, coloured to match the existing cladding. The extract from this plant room will be ducted vertically down through the building to discharge through the existing base building louvres.

This small modification to the existing building will permit Google to provide a high quality facility for their staff which will maintain their reputation for innovative and inspiring working environments for all their employees.